Office 91 North Chestnut Street Jefferson, Ohio 440-576-6069



# ASHTABULA COUNTY PORT AUTHORITY

Mailing Address 25 West Jefferson Street Jefferson, Ohio 44047

> 12/19/12-12/19/12-12/19/12-

December 3, 2012

Environmental Management Support, Inc. Mr. Don West 8601 Georgia Avenue, Suite 500 Silver Spring, MD 20910 Phone: (301) 589-5318

United States Environmental Protection Agency Attn: Ms. Deborah Orr 77 West Jackson Boulevard Mail Code SE-4J Chicago, Illinois 60604-3507

Dear Mr. West and Ms. Orr:

Phone: (312) 886-7576

The Ashtabula County Port Authority is excited to submit to you a USEPA Brownfield Revolving Loan Fund grant application for consideration for 2013 funding. The following information is provided per the application guidelines:

a.. Applicant Identification:

Ashtabula County Port Authority

25 West Jefferson Street Jefferson, Ohio 44047

b. Applicant DUNS number:

831190512

c. Funding Requested:

i Grant Type: Revolving Loan Fund

ii. Amount: \$1,000,000

iii. Contamination: \$764,000 Hazardous Substance

\$236,000 Petroleum

iv. Coalition

d. Location: Ashtabula County

City of Geneva

e. Site Specific: Not Applicable

f4. Contacts: Project Director:

Mr. Sean Ratican

**Executive Director** 

91 North Chestnut Street Jefferson, Ohio 44047 Ph (440) 576-6069

e-mail sratican@acpaohio.org

**Chief Executive:** 

Mr. Rob Schimmelpfennig

President

91 North Chestnut Street Jefferson, Ohio 44047 Ph (440) 576-6069

g. Date Submitted: December 3, 2012

h. Project Period: Three years from the date of the cooperative agreement

i. Population: Ashtabula County - 101,497 (2010 US Census) City of Geneva - 6,215 (2010 US Census).

j. Special Consideration: Not Applicable

We appreciate the opportunity to work with USEPA as our partner in brownfield redevelopment. Thank you for your support of our application.

Sincerely,

Rob Schimmelpfennig

President, Ashtabula County Port Authority

#### Ranking Criteria for Assessment Grants

- 1. Community Need
- a. Health, Welfare, and Environment
- i. Describe the Effect Brownfields Currently Have on Your Targeted Community

Rockwell International. Union Carbide. Ashland Chemicals. General Electric. Inland Containers. Linde Air Products. Elkem. In the flash of a decade (2001 – 2010), they are all gone. Once the heart of the chemicals and plastics industry, Ashtabula County, Ohio has seen most of its comerstone manufacturing companies leave the County or go out of business all together. Today, Ashtabula County faces the challenges of redeveloping more than 1,000 acres of land, mostly in one location, which was once bustling industrial space, but now sits dormant. Our strength in manufacturing has been zapped, but we are planning and working to get it back. This USEPA Brownfield Assessment Coalition grant is part of our plan to assess 15 to 20 brownfield properties targeting over 1,000 acres in two major brownfield target areas of our community, so that we can understand the environmental liabilities to work toward brownfield redevelopment and repurposing of these key properties in our County.

Ashtabula County, Ohio, the largest county in Ohio in area, encompasses approximately 702.7 square miles of land and is located in the northeast corner of the state. Its entire northern border runs along the Lake Erie shore. After World War II, the County was flourishing in the plastics, steel, and heavy metals industries, particularly supplying the automobile industry. At one time, Ashtabula County industry made more plastics than any other place in the U.S. on a per capita basis. Products range from auto parts and household appliances to cooking utensils and computers. One indication of the strength of Ashtabula's plastics industry is the fact that every car made in the U.S. has one or more Ashtabula County-made parts.

Those were the good old days, in the 1950s and 60s, when high school students fled their classrooms to secure well-paying jobs at one of the dozens of bustling factories, or in Ashtabula's deep water port. High school diplomas were forgotten as these young men and women sought to fill the vast amount of openings available throughout the County following World War II as the country struggled to rebuild infrastructure, and the Midwest was relied upon heavily for production and shipping.

One such factory was the Union Carbide facility. It was used to produce materials for the war effort. The complex spanned nearly 700-acres and employed almost 2,000 workers following World War II and up until June 1981. As Union Carbide grew its production, suppliers and competitors moved into the acreage next door — creating an industrial district that spanned from the lake front almost 1 mile inward, and more than 3 miles wide.

Unfortunately, it was the beginning of Ashtabula County's 1,000-acre brownfield story, which began to unfold in 1981 when Union Carbide started selling off individual plants and other parcels of land. Subsequent property owners and businesses also closed down or moved their operations to other states. The area was devastated, and in the end, there were only abandoned manufacturing buildings, entire plants, office complexes, machine shops, seven chemical waste ponds, and a deteriorating infrastructure. It was one very large brownfield, covering over 1,000 acres.

This is Ashtabula County's Number 1 brownfield target area. It is the Northern Industrial Corridor, bounded by Interstate I-90 to the south, and Lake Erie to the north. It has the largest former manufacturing facilities, concentrated immediately east to the City of Ashtabula. As mentioned, it has over 1,000 acres of brownfields that are in desperate need of cleanup, infrastructure repair and replacement, protection of Lake

Erie, and a redevelopment strategy. We estimate that there are 8 to 10 relatively large brownfield properties, which in the prime years of production employed over 2,000 in our County.

The Number 2 brownfield target area is called the State Route 20 Corridor, which is a key stretch of land between the City of Geneva and the City of Ashtabula. It covers mostly commercial and light industrial brownfield properties, including several former gas stations. We have estimated that 10 to 12 brownfield sites are located in this corridor, adding up to 50 to 100 acres. These two targeted brownfield areas are the County's focus moving forward.

The environmental and health issues contributed by the County's two target brownfield areas is troubling. Hazardous substances impacting soil and groundwater, the Ashtabula River, and potentially Lake Erie have been documented in studies performed throughout Ashtabula County (http://www.ensnewswire.com/ens/jun2006/2006-06-05-05.asp). According to the "Cancer Incidence and Mortality Among Ohio Residents 2003-2007" dated February 2011, shows that Ashtabula County has the 4th highest incidence of cancer among 88 counties in Ohio. The cancer mortality rate for all sites combined is higher in Ashtabula County (211.3 per 100,000), compared to the United States (189.8) (Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2008).

Increased mortality rates are often found in sensitive populations such as lower income residents, who have lack of access to good health care, inadequate freatment, and/or because of high health care costs contribute to their late stage diagnoses of diseases. Ashtabula County has a large percentage of sensitive populations than that of the state of Ohio. For example, 15.7% of the County's residents live in poverty versus 14.1% for Ohio (Jobs and Family Services Profile), and 63.2% (59.7% for Ohio) of the families living below poverty level are female-householder (no husband present) with children below the age of 5 years (American Community Survey of 2010, factfinder.census.gov). In addition, there is a relatively high aging population, as 15.6% of the population of Ashtabula County is over 65, compared with only 14.1% for the state of Ohio (U.S. Census Bureau, 2010 population estimates).

The closing of industries on our two target brownfield areas, the loss of jobs to our residents, and the abandoned contaminated properties left in place present other troubling safety, health and social issues. With the decline in manufacturing, many residents left to find jobs, and many homes were left in disrepair. Some of the more stately homes were divided into apartments in order to help cash strapped owners. The once bustling downtowns of the three major cities in Ashtabula County, Geneva, Ashtabula, Conneaut, gave way to boarded-up store fronts and an increase in crime and vandalism. As a result, many property owners could not afford to do basic maintenance on their properties. This neglect had a blighting influence on the County and played a part in the escalating crime rate.

In addition to the housing and crime issues, the County was left with numerous unskilled workers, because many had left to find work. The qualifications for most manufacturing jobs that were lost did not require a college education, therefore now there is a gap in the skills of the unemployed needed to fill the jobs of tomorrow. This has left us with training and education gaps in our local workforce. Only 12.9% of Ashtabula County residents have bachelor's degrees compared with 24.1% in the state of Ohio (QuickFacts US Census 2010). This has put our residents at a huge disadvantage particularly with these economic conditions.

The Coalition members will to work together to prioritize sites for implementation of assessment activities for the two brownfield target areas. The Coalition is the lead group for the entire County in order to provide the resources not readily available in the other smaller cities, villages and communities of the County.

Once this grant is approved by U.S. EPA, the Coalition will craft a similar Memorandum of Agreement (MOA) to establish a plan for prioritization and distribution of funds, and the mechanisms for implementing the assessment work.

#### b. Financial Need

#### i. Describe the Economic Impact on the Targeted Community

Over the last 30 years, since the downfall of Union Carbide and creation of our 1,000-acre brownfield target area, the population of Ashtabula County has been stagnant at best, as we have lost almost 3% of our population, from 104,215 in 1980 to 101,345 in 2010 (Ashtabula County Comprehensive Plan 2003 and US Census). Ashtabula County continues to experience higher than state averages in unemployment and lower than state averages in median household income and educational attainment. During the 2000 – 2009 recession, Ashtabula County lost 12.7% of its jobs, which ranked 16th of the 88 Ohio Counties in job losses (Economic Indicators, Depth of 2000s Recession Relative to Other Recent Recessions Job Loss from 2000s Recession Exceeds 1979-1983 Recession in 16 Ohio Counties, George Zeller, February 2009). This is particularly troubling to our ailing workforce, when you combine that with the fact that the percentage of Ashtabula County residents having a college bachelor's degree is about half that of the state 12.9% versus 24.7% (US Census 2010). It is even lower than the state of West Virginia (18.5%), which ranks last in the nation.

As a result, Ashtabula County has the dubious distinction as having the lowest per capita (\$29,447) income and median household income (\$38,762) of any Ohio county on the lakeshore, according to US Census data. It is a per capita that has consistently trailed that of the state and nation, and the gap is widening. According to U.S. Bureaus of Census, Labor Statistics, Economic Analysis, the County also has the second highest poverty rate of the same region. Not surprisingly, Ashtabula County has the highest percentage of births paid for by Medicaid of any lakeshore county; and has the highest percentage of Medicaid payments to personal income of any county north of Appalachian Ohio (Ohio Dept. of Job & Family Services Statewide Medicaid report). The table below summarizes some of where the County stands on demographics versus Ohio and the US.

	County	State	National	
Population:	101,345 1	11,536,504 1	308,745,538 1	
Unemployment:	10.6% 4	8.7% 4	9.6% 4	
Poverty Rate:	16.1% 4	15.8% 4	14.3 % 4	
Percent Minority:	6.4% <sup>3</sup>	16.7% <sup>3</sup>	26.7% 1	
Median Household Income:	\$38,762 3	\$44,349 <sup>3</sup>	\$49,445 <sup>3</sup>	

- 1. Data is from the 2010 U.S. Census data and is available at http://www.census.gov/.
- 2. Data is from the Bureau of Labor Statistics and is available at www.bls.gov
- 3. Data is from the 2010 American Community Survey
- 4. Data is from the 2009 Ohio Department of Job and Family Services http://jfs.ohio.gov/

Ashtabula County also is a designated distressed county by the Ohio Department of Development, where greater than 51% of persons are defined as Low-Moderate Income (LMI). Most recently, federal legislation passed after a long fought battle, recognizing Ashtabula County as part of the Appalachian Regional Commission (ARC). The ARC targets those areas within the "Appalachia" district that pose great economic and social hardship with assistance in the areas of: (a) increase job opportunities and per capita income, (b) strengthen the capacity of the community to compete in the global economy, and (c) develop and improve infrastructure to improve regional economic competitiveness. Although this assistance will provide

a boost to Ashtabula County, assistance from ARC does not address environmental justice issues that hinder ARC assistance and growth.

Ashtabula County trails behind the national average when it comes to home ownership, which explains why we have a higher percentage than the national average of individuals who are renting. Many individuals obviously just don't have the capacity or ability to afford or maintain a home. This is troubling when the median value of an owner occupied home in Ashtabula County is only \$108,000. The November 2012 HUD statistics on Ashtabula County show of the 43,060 residential homes, 1,668 of those properties are in foreclosure. Another alarming statistic is the total 90 day vacant residential addresses are at 2,773.

Ashtabula County's financial resources are shrinking putting us in a serious bind to take on the challenge of brownfields alone, particularly since the state of Ohio's budget for 2012 and 2013 cut local government aid by a billion dollars (http://www.policymattersohio.org/ashtabula-county). The state cut the Local Government Fund to the county, forcing Ashtabula County to make cuts to jurisdictions within the County. The state also cut direct funding to municipalities, and slashed reimbursements for taxes, taxes that businesses and utilities had paid to local governments. This means cuts in services we depend on from road repair and emergency services to crossing guards, senior transportation and child protective services. All of these factors have put a huge strain on running our County and municipal governments. Therefore, Coalition members do not have the financial resources to tackle brownfield issues alone, and have pooled resources to address brownfields. This \$600,000 environmental assessment grant will be one of the infusions we need to restore the economic and public health of our county.

#### 2. Project Description and Feasibility of Success

#### a. Project Description

#### i. Describe the Project and How it Fits in with the Target Community Plans

The Ashtabula County Port Authority is the lead member of the Ashtabula County Coalition. The additional members of the Coalition are Ashtabula County and the City of Geneva. The Ashtabula County Port Authority is the economic development engine and driving force for the County and this grant. The Port Authority has set the strategy and prioritization for redevelopment of brownfield properties, along with the protection of Lake Erie water resources and other infrastructure needs. Ashtabula County will provide the support and coordination of the entire County for brownfield inventory and prioritization. The City of Geneva has been the leading municipality in the County for implementing a USEPA Brownfield Assessment grant, and leveraging these funds for the State of Ohio's brownfield funding program called Clean Ohio.

The Ashtabula County Coalition's brownfield plan and vision was established when Sean Ratican's first goal as the Executive Director of the Ashtabula County Port Authority nearly 2 years ago was to steer the 2003 Ashtabula County Comprehensive Plan toward brownfield redevelopment. As the lead agency for economic development in the County, Mr. Ratican quickly discovered that redevelopment and revitalization of Ashtabula County had to focus on the abandoned manufacturing facilities, particularly the 1,000 acres located near Lake Erie and the Ashtabula River. Not only were there 1,000 acres of blighted land that needs to be cleaned up and redeveloped, but sitting right in the middle of it all is an active water pumping station from a former coal fired power plant. And, although it still provides about 23 million gallons of water a day to the half dozen industries, it is only being used at 1/10 its capacity. The Ashtabula County Port Authority plans to make this pumping station the lifeline for the area.

The Coalition intends to use the water station as the cornerstone for the area's rebirth. Today, more than 900 jobs rely on the water pumped through the facility, but there is capacity for so much more. The plant holds a water permit to pull 200 million gallons of raw water from Lake Erie a day. The Port Authority now owns this plant, and as part of the brownfield redevelopment, will be working to bring back employers and jobs, and get that water station back to full capacity. The infrastructure is all there from the days of Union Carbide, and the water lines and infrastructure bisect each property like veins in a circulatory system – waiting to pump life into those properties once again. Creating shovel ready sites that are fed with an abundance of cheap, raw service water, and a water treatment system is the key. Most of these sites already have at least one rail spur serving it, if not more, and are intertwined with an upgraded electrical grid from a First Energy plant that is contiguous to the other brownfield properties.

The vision for these 1,000 acres is beginning to take hold, and the County sits on the cusp of a redevelop boom. The County's current largest employer, located within the 1,000 acre target area, Cristal Global, has announced a \$50 million expansion. One of their suppliers has followed suit, announcing an expansion to meet the needs of Cristal. Both of these plants sit on the outskirts of the former Union Carbide property. Between the two is an unidentified brownfield property, that if cleaned can be attractive to new companies that supply the chemical industry as it grows in Ashtabula County.

This USEPA Brownfield Coalition grant, along with other funding mechanisms are being put in place as quickly as possible to get this huge area of brownfields prioritized, assessed, cleaned up and put back to beneficial reuse. The wheels have been in motion for over a year, as the Port Authority is working with Ohio EPA, the state of Ohio's Clean Ohio funding, existing property owners, and potential companies and developers. With this grant, the Ashtabula County Coalition will establish a Brownfield Task Force with its community partners, begin to determine site eligibilities, inventory and prioritize sites (which are currently going on), conduct site assessments, prepare remedial plans, and solicit involvement from the community. We estimate the following outputs as a result of receiving this grant: (1) 14 to 17 Phase I environmental site assessments; (2) 7 to 9 Phase II environmental site assessments; (3) 4 to 5 remedial action plans, and (4) 4 to 6 community meetings and events (described later in the application). These outputs will be generated from the two brownfield target areas: the Northern Industrial Corridor, and the State Route 20 Corridor as described earlier, for both hazardous substance and petroleum sites.

The outcomes for this grant are to clean up the majority of the two brownfield target areas (approximately 1,000 acres), redevelop these areas, bring jobs back to the area, and protect and enhance the water supply used in the Northern Industrial Corridor, which is the key to the redevelopment process for brownfield redevelopment for Ashtabula County. Having an abundance of clean land, and the nearly 180 million gallons of water that are currently available per day combined with the County's two deep water international ports and very advantageous geographical relation to major cities such as Cleveland (an hour away), Erie (an hour away), Youngstown (an hour away) and Pittsburgh (two hours away), is what the Port Authority feels is the recipe for the successful redevelopment of the northeastern Ohio and northwestern Pennsylvania region.

## b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources i. Table with Specific Tasks

The proposed budget for this assessment grant focuses on evaluation of potentially contaminated sites within the target areas for the Coalition. The Port Authority will commit staff time through the Coalition members to obtain site access agreements, programmatic reporting, conducting bid activities for procurement of qualified consultants, overseeing the consultants, and participating in public involvement.

Therefore, no grant funds will be used for these purposes. Only in-kind services will be provided to leverage as much of the grant money as possible for assessment of sites.

Hazardous Substance Assessment Budget

	Task 1	Task 2	Task 3	Task 4	Task 5	
Budget Categories	Site Inventory and Prioritization	Phase I Site Assessments	Phase II Site Assessments and Work Plans	Remedial Action Plans	Community Outreach	Total
Travel				_	\$6,000	\$6,000
Supplies			_	-	\$2,000	\$2,000
Contractual	\$6,000	\$50,000	\$275,000	\$48,000	\$7,000	\$386,000
Total HS Grant	\$6,000	\$50,000	\$275,000	\$48,000	\$15,000	\$394,000

Petroleum Assessment Budget

	Task 1	Task 2	Task 3	Task 4	Task 5	
Budget Categories	Site Inventory and Prioritization	Phase I Site Assessments	Phase II Site Assessments and Work Plans	Remedial Action Plans	Community Outreach	Total
Supplies			·		\$2,000	\$2,000
Contractual	\$5,000	\$25,000	\$150,000	\$20,000	\$4,000	\$204,000
Total Pet Grant	\$5,000	\$25,000	\$150,000	\$20,000	\$6,000	\$206,000
Total Coalition Grant	\$11,000	\$75,000	\$425,000	\$68,000	\$21,000	\$600,000

#### Task 1: Site Inventory and Prioritization: \$11,000

The Coalition will identify and prioritize potentially contaminated sites by the Ashtabula County Coalition and its future Brownfield Task Force, with the help of an environmental consultant. Properties will be prioritized based on ability to address and eliminate public health, safety, and environmental issues; eligibility with the Ohio EPA's Voluntary Action Program (VAP); the benefit to low and moderate income areas, the condition of existing infrastructure available for reuse; and the potential redevelopment and job creation opportunities for the property. The estimated cost for this task is \$6,000 for hazardous substance sites and \$5,000 for petroleum sites. This involves inventory and prioritization, as well as preparation of an Inventory/Prioritization report. This report will be provided to the community for input, and will be updated as the program evolves and sites are added to the list. The Port Authority will create a GIS web-based site inventory that is hosted on the Port Authority website.

#### Task 2: Phase | Environmental Site Assessments: \$75,000

After U.S. EPA site eligibility determination, the Coalition will fund Phase I Environmental Site Assessments at the brownfield sites. The assessments will be conducted to meet the U.S. EPA's All Appropriate Inquiry

standards, and may also be completed to meet the Phase I requirements under Ohio EPA's Voluntary Action Program (VAP). By meeting the VAP standards, these sites will be eligible to leverage additional assessment and cleanup funding through the Ohio Development Services Agency's (ODSA) Clean Ohio Funds, which is the State of Ohio's brownfield grant program for assessment and cleanup. For hazardous substance sites, based on the Coalition's current knowledge of potential hazardous substance brownfield sites, it is estimated that 10 Phase I Assessments will be conducted from the Coalition's two brownfield target areas. We have estimated that the costs for the Phase I ESAs will range from \$4,000 to \$7,000, depending on the size, complexity, and the need to conduct the Phase I Assessments according the Ohio EPA Voluntary Action Program. We have allocated \$50,000 (average cost of \$5,000 for 10 sites) toward the completion of Phase I Environmental Site Assessments. All Phase I Assessments will be prepared under the direction of an Ohio EPA VAP Certified Professional (CP). For the petroleum sites, we have estimated that the costs for the Phase I Assessments will range from \$3,000 to \$4,000, depending on the size, and complexity. We have allocated \$25,000 toward the completion of approximately seven Phase I Environmental Site Assessments.

#### Task 3: Phase II Assessments and Work Plans: \$425,000

Based on the Phase I Assessment results, the Coalition will fund Phase II Environmental Site Assessments to assess the impact of contamination at a site. For hazardous substance sites, it is estimated that half, or five of the sites having Phase I ESAs conducted, will need a Phase II ESA. The range of Phase II Assessment costs is estimated to be \$40,000 to \$60,000 (depending on size and complexity), including plans. We have allocated \$270,000 (\$54,000 each for five sites) toward this task. For the petroleum sites, the Coalition estimates that four of the Phase I Assessment sites may need Phase II Assessments. The range of Phase II Assessment costs is estimated to be \$30,000 to \$40,000, including sampling plans mentioned below. We have allocated \$150,000 toward this task at an average cost of \$37,500 per site for petroleum sites.

For the hazardous substance sites, the Coalition will use an Ohio EPA Voluntary Action Program Certified Professional to complete these assessments, who will complete the Phase II Assessments according to the VAP guidelines, and following the ASTM-1903-97 standard, which will include assessment of contamination to the affected media, including soil, groundwater, surface water, and sediments, if required. Concentrations of contaminants will be compared to the appropriate regulatory standard and a written report of findings will be provided for each site assessed. For the petroleum sites, the Coalition will use an environmental consultant to complete these assessments to meet the requirements of ASTM-1903-05, and in accordance with Ohio's Bureau of Underground Storage Tank Regulations (BUSTR). Concentrations of contaminants will be compared to the appropriate regulatory standard, and a written report of findings will be provided for each site assessed.

Prior to beginning any Phase II Assessment work, the consultant will develop a Quality Assurance/Quality Control Project Plans (QAPP) for U.S. EPA's approval. It is estimated that the QAPP will cost \$5,000. In addition, the consultant will also develop site specific Sampling and Analysis Plans (SAP) for U.S. EPA approval, and a site specific Health and Safety Plans (HASP) will also be prepared prior conducting any field work. The estimated costs for the SAPs and HASPs are included in the Phase II cost estimate above.

#### Task 4: Remedial Action Plans: \$68,000

After Phase II Assessment completion, it is estimated three hazardous substance sites will need remedial action plans (RAPs) in preparation for cleaning up the site. These plans are estimated to cost \$16,000 per

site for three sites. For the petroleum sites, two remedial action plans will be prepared at an estimated cost of \$10,000 per site.

The Coalition may use the RAPs to pursue cleanup funds from U.S. EPA and the Ohio Development Services Agency Clean Ohio Funds (up to \$1,000,000) to leverage the U.S. EPA brownfield assessment grant funding.

#### Task 5: Community Outreach: \$21,000

Funds for this task will be used to promote the Coalition's brownfield redevelopment program at community events and meetings, to develop community-relations strategies, and to prepare/distribute informational materials (\$4,000 materials). The Coalition will work cooperatively with the Brownfield Task Force to update citizens of our proposed project and to keep them updated of our progress throughout grant implementation. It is estimated that community meetings will be held semi-annually, with other meetings being held during certain milestones of the brownfield grant program. It is estimated that the environmental consultant will cost \$11,000 for meetings over the 3-year period of the grant. This task also involves sending four members of the Coalition to the next available National Brownfields Conference (total \$6,000) to provide valuable educational opportunities and technical resources useful in the development and implementation of the Coalition's brownfield redevelopment program.

#### ii. Tracking and Measuring Progress

The Ashtabula County Port Authority will administer the grant and ensure all tracking and measurements of progress are accomplished. The Port Authority will generate a project work plan as part of their Cooperative Agreement with U.S. EPA, which will include a table to quantify measurable outputs and outcomes, budgets, and an established timeline for completion of project milestones. During each quarterly report, the Port Authority will track its progress in the sections detailed: Work Plan Activities & Timeframe for Accomplishment; Results of Activities (*i.e.*, Outputs), which details reports completed and deliverables submitted to U.S. EPA; and Projected Environmental Improvement (*i.e.*, Outcomes).

Outputs to be measured, broken down by Coalition member, will include: Phase I Assessments conducted; Phase II Assessments conducted; remedial action plans (RAPs); and community meetings held. Outcomes to be measured, broken down by Coalition member, will include: number of sites/acres ready for remediation; number of sites/acres ready for development; watershed acreage remediated; jobs created, and other funds (*i.e.*, Ohio Clean Ohio Funds) leveraged.

The outputs and outcomes will be part of the Brownfield Taskforce goals and will be presented at Taskforce meetings and summarized during public meetings. It will be added to the brownfield section of the Port Authority's website and used as the tracking system for the community. This will be the scorecard used to generate public interest and enthusiasm for our brownfield program. It will be our guide for what we have accomplished and how far we have to go.

#### iii. Leveraging

After this assessment grant work is completed, the Coalition will need additional funds for cleanup and potentially additional assessment work. To close that gap, the Coalition plans to pursue supplemental funds from the following sources: U.S. EPA Cleanup and/or Brownfield Revolving Loan Fund, Ohio Development Services Agency (ODSA) Clean Ohio Fund (for cleanup projects), Ohio Revolving Loan Fund, and CDBG Funds.

Ashtabula County already had obtained and implemented a \$3,000,000 clean up grant on a property located in the 1,000-acre target area from the Ohio Department of Development (now called the Ohio Development Services Agency) Clean Ohio funds. The City of Geneva (Coalition member), has received over \$1,000,000 in Phase II Assessments and Cleanup projects from the Clean Ohio funds to evaluate three properties, and clean up one. The Coalition will also be pursuing US EPA Clean Water State Revolving Fund, loans to protect and restore wellhead/source water protection, remediation of impacted storm water, excavation/disposal of contaminated soil, and disposal of underground storage tanks. This would be part of the entire funding and redevelopment of our 1,000 acre brownfield target area. Also, the U.S. EPA Revolving Loan Fund programs are of particular interest to the Coalition because they can be used to capitalize a countywide revolving loan fund that will enhance our ability to develop our brownfield program as a self-sustaining and ongoing effort.

The Coalition will also be pursuing US EPA Clean Water State Revolving Fund, loans to protect and restore wellhead/source water protection, remediation of impacted storm water, excavation/disposal of contaminated soil, and disposal of underground storage tanks. This would be part of the entire funding and redevelopment of our 1,000 acre brownfield target area. In addition, the Coalition will be pursuing US EPA Public Works and Development Facilities Program to provide assistance to help attract new industry, encourage business expansion, diversify local economies, and generate long-term, private sector jobs. The Port Authority plans to target these funds for water and sewer facilities primarily serving industry and commerce; access roads to industrial parks or sites; port improvements; business incubator facilities; technology infrastructure; sustainable development activities; export programs; brownfields redevelopment; aquaculture facilities; and other infrastructure projects.

#### c. Programmatic Capability and Past Performance

#### i. Programmatic Capability

The Coalition will effectively manage all facets of the grant and oversee assessment work with the combination of internal staff and outside consultants experienced in brownfield activities. The Coalition project team will be managed by Sean Ratican, Director of Ashtabula County Port Authority. Mr. Ratican will be supported by the Port Authority's Finance Director, Diane Spencer, and by the heads of the other two Coalition members: Jennifer Brown, Assistant City Manager of the City of Geneva; and Janice Switzer, Director of the Ashtabula County Community Services and Planning. Management of this grant will be provided with in-kind services.

Mr. Ratican will oversee and manage the selection, inventory and prioritization and access agreements for brownfield sites, and work with property and business owners and developers to solicit redevelopment. Mr. Ratican has substantial experience in project management and economic development activities. As the Executive Director of the Ashtabula County Port Authority, Mr. Ratican is currently the grant administrator and project manager for the \$3.2 million Plant C pump station redevelopment, of which a \$1.55 million US Economic Development Administration grant is the primary funding source. In recent years the Port Authority has also been the recipient of a \$500,000 Ohio Industrial Site Improvement Fund program grant, a \$3,000,000 Clean Ohio Revitalization Fund (CORF) grant, and a co-recipient of a \$50,600 Coastal Management Grant from the ODNR.

Ms. Spencer will provide oversight of the budgets, quarterly reporting, and the processing of grant related expenses. Ms. Spencer has been a CPA for more than 25 years and has extensive experience in financial reporting, grant compliance with the Port Authority and other local non-profit organizations.

Ms. Brown will primarily manage the environmental consultant and oversee the technical tracking of the Phase I, Phase II and Remedial Action Plan activities. Ms. Brown was the project manager for the City of Geneva's 2009 \$200,000 USEPA ARRA Brownfield Hazardous Substance Assessment Grant. She oversaw the successful completion of environmental assessment project for seven properties, and leveraged the \$200,000 grant into over \$1,000,000 of Ohio Clean Ohio funds for further assessment and cleanup. Based on the City of Geneva's 2009 Assessment grant, Ms. Brown has the knowledge and experience for writing request for qualifications for consultants; the coordination of public involvement and participation; posting legal notices and working with web-based programs to post updates; tracking schedules and deliverables for project needs; cost estimating; negotiating contracts and site access agreements; budgeting and draw-down submissions for payment; oversight of consultants and coordinating meetings with Ohio EPA and our health agency partners; and working with developers to solicit redevelopment of the sites.

Ms. Switzer will provide secondary support to Ms. Brown for the technical oversight of the assessment activities. In addition, and as a result of her role as County Planning Director, Ms. Switzer will work with local officials, property owners, realtors and business owners to understand the brownfield process and work to help market the program to the various County communities. Ms. Switzer has extensive experience managing grants, as she administers budgets for all the CDBG/CHIP/NSP grants totaling over \$1.5 million per year for the County. She is administering the \$3 million Clean Ohio cleanup grant for the Ashtabula County Port Authority for clean up of the Plant C property. Since 2012, Ms. Switzer is also responsible for enforcing the Ashtabula County Comprehensive Land Use Plan, which strongly encourages redevelopment of brownfield sites for commercial and industrial development to preserve greenspace and farmland within the County.

#### ii. Adverse Audits

The Ashtabula County Port Authority has had no adverse audit findings associated with a state or federal grants.

#### iii. Past Performance

#### 2 Has Not Received an EPA Brownfield Grant

The Ashtabula County Port Authority has never received a USEPA brownfield assessment grant, although one of the Coalition members, City of Geneva, successfully completed a \$200,000 USEPA ARRA Brownfield Assessment grant. Successful federally and non-federally funded assistance agreements include the following:

**\$1.55** million US Economic Development Administration grant. This is for the renovation and preservation of the water distribution system located in the 1,000-acre brownfield target area, and is the facility where we plan to renovate and upgrade to bring the facility back to its water pumping potential of 200 million gallons per day of water. The plans and specifications for the upgrade have been approved by EDA and the Port Authority is awaiting the final approval from EDA to bid out the improvements. The improvements will upgrade the electric control system of the water pumping facility. Additionally, water pumps and piping will be replaced and upgraded to provide consist supply to the industries that depend on the water.

**\$500,000** Ohio Department of Development Industrial Site Improvement Fund grant. This grant was also used to remediate and improve the conditions of the water supply system. A security system was installed, building improvements made, and the roof replaced. The majority of grant funds were used to clean one of the water intakes. Years of sediment and zebra mussels

were removed which will provide unimpeded flow to the water pumping station. The grant was completed December 31, 2011, and almost \$4,000,000 in local/private investment was committed. This project helped retain 850 full-time jobs.

\$3,000,000 Clean Ohio Revitalization Fund (CORF) grant. This Ohio Department of Development (now known as the Ohio Development Services Agency) grant was used to abate asbestos from inside the multi-storied former FirstEnergy electric power plant as well as soil remediation surrounding the facility. This facility is located within the 1,000 acre brownfield target area. The project is nearly complete. All cleanup has been completed. The Ohio EPA has indicated the Port Authority should receive a No Further Action letter by the beginning of 2013. The final part of the \$3,000,000 match for the CORF grant is being met by an Ohio Water Development Authority (OWDA) loan for the infrastructure improvements that will begin when EDA gives approval to begin the project.

Co-recipient of \$50,600 Coastal Management Grant with the Ashtabula County Commissioners. The coastal management grant is on-going, and will result in the establishment of a collaborative and inter-governmental process that will be used in the development of a county coastal development plan. The plan will include an analysis of coastal resources, identification of priority development and conservation areas, and the development of a coastal portfolio to optimize growth. The Coastal Management Plan is available in draft form. Public comments are being sought. This plan will be complete by the end of 2012.

#### 3. Community Engagement and Partnerships

#### a. Discuss your Plan for Involving the Affected Community

The Coalition is excited about our brownfield project, the progress we have made, and the steps to ramp up our efforts to evaluate, clean up and redevelop the two major brownfield target areas in the County. And, we want and need to get our residents and business community excited about the project also. Our goal is to help them understand our brownfield project goals, demonstrate that it is working directly to improve their future, and to get them involved so we can all redevelop and revitalize the County together. We will do this with the following type activities and events:

Brownfield Meetings - The Coalition will hold a kickoff meeting to unveil the brownfield project and get people to join our Brownfield Task Force. We will be seeking input from residents, businesses, property owners, developers, and any other interested parties. We plan to hold 1 to 2 additional meetings per year to discuss the progress, successes, and get input and insight for redevelopment and revitalization of our two brownfield target areas. The Coalition will notify the community through the use of public notices, social media, public meetings, and fact sheets available at meetings and online via the Ashtabula County Port Authority, City of Geneva's and Ashtabula County websites. Public meetings will be advertised in the Star Beacon, the local newspaper of general circulation in the area, and provision of notices of meetings in Coalition areas, such as the Port Authority, City of Geneva, and County public buildings. During each public meeting, a fact sheet and summary of progress and next steps will be created and circulated. Meeting notices and follow-up fact sheets will be available in City and County offices and online at the City's and County's website. An opportunity for comment will be made at each public meeting, providing a question and answer session. Comments will be noted in meeting minutes and summarized in subsequent reports and fact sheets.

Brownfield Field Trips/Open House - We plan to extend invitations to the public to visit one or two of our brownfield sites to see firsthand what a brownfield is all about, and to help them understand from a "hands

on" standpoint what we mean by a Phase I and Phase I environmental site assessments. Particularly, we will try to connect (direct mail or personal calls) with local neighborhoods that may be near the brownfields that are selected to ask them to attend and participate.

Celebrate Successes - The Coalition will try to celebrate our brownfield successes with an event to show off one or two brownfields that have completed the assessment and remedial action process, and use that to promote redevelopment of the properties to businesses, companies, and developers.

#### b. Plans for Development of Partnerships

The Ashtabula County Coalition has already developed strong relationships with the Ohio EPA and Ohio Development Services Agency (formerly Ohio Department of Development). The Ohio Development Services Agency, which runs the Clean Ohio Funds (state brownfield cleanup grant program) is currently concentrating development efforts on Ashtabula County due to its statewide-distressed community designation. The County received a \$3,000,000 Clean Ohio cleanup grant to address the environmental issues in the 1,000-acre target area (discussed above). Another Coalition member, the City of Geneva, has been working with Ohio EPA and Ohio Development Services Agency on three brownfield sites. The City of Geneva received over \$1,000,000 from four Ohio Development Services Agency Assessment and Clean Up grants, and worked with Ohio EPA on the Phase II Assessment through the submittal of the No Further Action Letter. Our relationship with Ohio EPA will help us to navigate sites through the Ohio EPA's Voluntary Action Program (state brownfield program). These funds will be used to leverage the U.S. EPA grant funds, if received.

As part of the development of the target region, the Ashtabula County Port Authority has developed a relationship with the Ohio Department of Natural Resources (ODNR) and Ohio EPA to discuss the development of an alternative sanitary water treatment system plan in the 1,000-acre target brownfield area. The current system is operated by a company in the target area which is shutdown, and violates the public utilities laws by receiving and treating sanitary waste water as a public utility. The system at this company is antiquated and outdated, and should the company abandon the site, it would leave a dozen local manufacturers without a treatment facility. The Ohio EPA has contacted the Ashtabula County Port Authority about working towards an alternative plan for treatment moving forward that complies with ODNR and Ohio EPA regulations.

The Port Authority is also working with ODNR to establish a Coastal Management Plan. This project will be a collaborative inter-governmental process that will be used in the development of a county coastal development plan. The plan will include an analysis of coastal resources, identification of priority development and conservation areas, and the development of a coastal portfolio to optimize growth.

#### c. Provide a Description of Key Community-based Organizations

The Coalition members have existing relationships with several key partner organizations discussed below. Many of these organizations through their memberships can assist in getting the word out on what these grant funds are capable of doing and their impact on the community. The Coalition members have met with existing businesses of brownfield or potential brownfield properties and will seek additional stakeholders as opportunities arise. The community partnership support letters are found in Appendix D.

**Growth Partnership for Ashtabula County** – Executive Director Brian Anderson focus is solely on assisting businesses and boosting economic growth within the county. The partnership is a collaboration of business, civic leaders, and public sector representatives, which teamed up to form and fund the private organization. The organizations role will be to promote the awareness of the Brownfield program as well as use it as a tool to assist in its economic development efforts.

Ashtabula County Chambers of Commerce — President Marjorie Miliken oversees the five area chambers of commerce; Geneva, Ashtabula, Orwell/Grand valley, Jefferson, and Conneaut whose overall goal is to further the interests of businesses and to advocate on behalf of the business community. This organization has direct access to the businesses community, county-wide to promote and to assist in inventorying eligible sites for the Brownfield Program.

Geneva Area Chambers of Commerce – Sue Ellen Foote, Executive Director oversees the Geneva Area chamber of commerce. Their overall goal is getting new and keeping existing businesses. The Chamber has offered to inform, educate, and provide members information regarding these funds needed to assess and cleanup brownfields in our community, and also to provide information about the availability for redevelopment of these properties. This will be done through email blasts, newsletter and website.

Kent State University Ashtabula — Dean Susan Stocker directs the public university, offering baccalaureate and associate degree programs located along the shores of Lake Erie in Ashtabula, Ohio. It was established in 1958, students can begin any of Kent State's nearly 300 undergraduate majors, and can complete several bachelor degrees entirely at the Ashtabula campus as well as more than 20 associate programs. Kent State is the only college campus within Ashtabula County, and offers a variety of resources with workforce development and job training skills along with their long history of partnering with organizations to further the economic goals of the County. Kent State will provide staff to the Brownfield Task Force, and work with the group to support training programs for new businesses, assist in green initiatives, and provide meeting spaces.

Cleveland Museum of Natural History, Center for Conservation & Biodiversity — Director James Bissell unites the Museum's conservation related activities to further the protection and stewardship of the region's native biodiversity. The Museum vision is to obtain the best remaining natural lands before urban sprawl degrades them. The Museum has evolved into a conservation leader in the region especially within Ashtabula County by continuing to find and acquire natural areas, caring for existing properties with an active stewardship program, and assisting other nonprofit conservation organizations with scientific assessments of projects. The organization will provide needed resources to restore and preserve natural resources in these two brownfield target areas.

#### 4. Project Benefits

#### a. Welfare and/or Public Health

By having this \$600,000 USEPA brownfield assessment grant, the Ashtabula County Coalition will be able to implement outputs which include conducting up to 17 Phase I environmental site assessments, 9 Phase II environmental site assessments, 5 remedial action plans, and 6 community meetings. The economic and health outcomes and goals for the County, which the assessment outputs are based on, include the following: (1) Cleaning up at least 500 acres by identifying and eliminating the environmental issues that impose threats to our residents and the environment on blighted properties primarily in our two target brownfield areas; (2) enhancing the existing infrastructure, particularly the water supply system in the 1,000-acre brownfield area; (3) creating at least 6 market-ready sites at attractive locations and return blighted properties to productive uses that create taxes and jobs for the community; (4) creating at least 500 new jobs from new businesses entering the former brownfield areas; (5) leveraging at least \$3,000,000 in private, state or federal environmental brownfield grant funding; and (6) planning for at least one mixed use land development to meet the needs of neighborhoods.

The No. 1 outcome described above is that public health within the target areas will significantly improve by the removal of soil and/or groundwater contamination caused from the historic operations of the industrial manufacturing in the two target areas. These contaminants include volatile organic compounds,

polynuclear aromatic hydrocarbons (PAHs), heavy metals, various petroleum hydrocarbons, and polychlorinated biphenyls (PCBs). This public health improvement will occur because the assessments and cleanups are being conducted according to the Ohio EPA Voluntary Action Program. This is a risk-based program, in that the properties are cleaned up to meet the existing and future land uses and are protective of the receptors, such as workers, visitors, trespassers, residents, children, and ecological receptors such as rivers and streams. All activities will be performed using an Ohio EPA Voluntary Action Program Certified Professional who is an engineer/geologist certified by the Ohio EPA in the VAP. Therefore, once properties are cleaned up, risk-based standards will be met for the area surrounding the brownfield site, assuring that health risks are removed from the target communities.

By cleaning up these areas, other public health issues will be addressed such as eliminating the dilapidated buildings and unsafe site conditions. Cleanup and redevelopment of these properties will bring back the communities and will help eliminate the physical safety issues for trespassers, vagrants, and teenagers who are frequenting these properties for illicit activities.

In order to assure public health and safety during the assessment and cleanup activities for the target areas, all activities will have site specific health and safety plans developed in order to be protective of on-site workers, as well as the immediate surrounding community. These plans will address how contractors will be required to meet state standards to minimize airborne emissions, dust, odor, and noise; prevent soil erosion; protect any nearby ecosystems; and ensure that contaminants are properly excavated, stockpiled and disposed. Engineering controls, such as the use of silt fences, dust control measures, muffling noise, restricting operations to daylight hours, will be used to mitigate the environmental impact of assessment and remedial activities. This will assure that each property assessed and redeveloped will lower the exposure of neighboring inhabitants to hazardous contaminants that create negative health and environmental effects. The Coalition will work with the Ohio EPA and Ashtabula County Health Department through each step of the process to ensure worker and community well being.

## b. Economic Benefits and/or Greenspace

#### i. Economic Benefits

The primary benefit and outcome from this USEPA brownfield assessment grant is that it will help to breathe life into the decaying properties scattered throughout the county. By utilizing these funds, the Ashtabula County Port Authority will be able to leverage EPA Brownfield dollars to create entire new industries. Of the several dozen potential brownfield sites that exist in the county, the 1,000 primary target area exists in contiguous parcels. EPA funds will be used to leverage the rebirth of this district, ushering in a new era of development for what was once a thriving industrial base.

A prime example of one such situation where brownfield dollars could be leveraged is in Ashtabula Township, where the 1,000-acre target brownfield is located. The entire industrial district spanned more than 3,000 acres, which has been reduced to less than a dozen manufacturers. However, two chemical companies are experiencing growth at such a rate that the companies have explored expansion options for more than a combined \$110 million. Their options are limited, as both companies are surrounded by sites with environmental legacy issues, which present a dire need for the brownfield funds. However, should the Port Authority be successful in their grant application, those funds would be used to conduct the assessment, understand the environmental liability, and develop remedial action plans to support the \$110 million investment in the community if the environmental hurdles are cleared.

In addition to providing expansion opportunities, the Port Authority is also pursuing a training center located within the 3,000-acre industrial district. The training center would provide education and workforce skills

needed to secure the jobs we are working hard to bring back in our 1,000-acre brownfield target area. A large shortfall of Ashtabula County's economic development has been the education of the workforce. We need to enhance the skills of our existing and emerging workforce in Ashtabula County. We need to help make them more competitive and changing times. The County will be so much stronger when we begin to train and educate our residents while bringing in new companies and business to the very land that was once thriving 30 years ago.

#### c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The Port Authority views the 1,000 acre target brownfield area as the key to the redevelopment not only of Ashtabula County, but of the entire northeastern Ohio and northwestern Pennsylvania region based on ability to provide an economical water supply to the area. Located within the 1,000 acres is a former First Energy coal-fired power plant that the Port Authority purchased six years ago, which holds one of the largest permits on the Great Lakes to withdraw water - 200 million gallons of water a day. We view this permit as the lynchpin for industry in northeastern Ohio. By purchasing the plant, the Port Authority prevented First Energy from shutting it down - which would have led to a cease in the water supply process. By doing this, the Port Authority saved 900 jobs in the region, and more than \$55 million in annual payroll. While the job preservation was the immediate benefit, the Port Authority views the potential to sell water to future industry growth as the key to the region's success. The plant currently pumps a mere 23 million gallons of water a day, just more than 10 percent of the plant's capacity. In order to preserve this valuable resource, the Port Authority secured a \$1.55 million grant from the US Economic Development Agency, as part of a \$3.1 million renovation project the plant. The \$3.1 million will be spent to replace the water pumps and pipes, in addition to the entire water distribution system. This is just the first phase in the Port's redevelopment plan. By renovating the pumps and water distribution system, the Port has guaranteed that the region's most valuable resource, water, will be available for generations to come.

Another strategy the County will employ to promote environmentally-conscience redevelopment of brownfields is reusing and recycling the clean hard fill generated during site remediation. For example, one of the properties within the 1,000-acre target area in undergoing remediation, which will incorporate the grinding and recycling of all the brick and concrete from the existing and dilapidated building on the property. It will be used as base material and foundations for roads and new buildings. We plan to recycle other materials such as the scrap metals and other revenue-generating materials that would offset cleanup costs or redevelopment efforts.

# APPENDIX A THRESHOLD CRITERIA

#### Threshold Criteria for Assessment Grants

- 1. Applicant Eligibility: The Ashtabula County Port Authority is the applicant under this coalition grant. The Ashtabula County Port Authority is a local unit of government as defined in 40 CFR Part 31.3 under the Brownfields Law and is eligible to receive funding through the U.S. EPA Brownfield Assessment Grant Program. Other members of the Coalition are Ashtabula County and the City of Geneva. Ashtabula County and the City of Geneva are eligible to receive funding through the U.S. EPA Brownfield Assessment Grant Program, as they are a local unit of government as defined in 40 CFR Part 31.3 under the Brownfields Law. Coalition support letters from Ashtabula County and City of Geneva are found in Appendix B.
- 2. Letter from the State or Tribal Environmental Authority: Letters of support for the Coalition's grant application from the Ohio EPA and the Bureau of Underground Storage Tank Regulations are included as Appendix C.
- 3. Site Eligibility & Property Ownership Eligibility: This section is not applicable as the Ashtabula County Port Authority is applying as a Coalition.

#### APPENDIX B

# ASHTABULA COUNTY PORT AUTHORITY COALITION MEMBER COMMITMENT LETTERS

# Ashtabula County Commissioners Peggy Carlo, President Daniel Claypool Joe Moroski



25 West Jefferson Street Jefferson, Ohio 44047-1092 (440) 576-3750 Fax: (440) 576-2344

Thursday, November 30, 2012

Mr. Sean Ratican Ashtabula County Port Authority 91 Chestnut St. Jefferson, OH 44047-1123

Subject: Letter of Support

Dear Mr. Ratican,

Ashtabula County is pleased to be a partner along with the Ashtabula County Port Authority and the City of Geneva in a coalition that is seeking both USEPA Brownfield Site Assessment grant funds and Revolving Loan Fund grant dollars. The coalition's goal is to have a source of funds to assist in our efforts to perform much needed assessment and remediation of hazardous substances and petroleum compounds within eligible properties in targeted areas throughout the County.

Ashtabula County's 2003 Comprehensive Land Use Plan specifically states that the County should "seek to leverage state and federal assistance and incentives which encourage efforts to redevelop vacant, underutilized brownfield sites." Through the Coalition we hope to be able to finally address redevelopment of existing brownfield sites.

The USEPA funds will aid the Coalition in the development of a brownfield property inventory and to provide needed public outreach in the Coalitions brownfield planning efforts. This funding will support the Coalitions efforts to: 1) create redevelopment opportunities by identifying blighted environmentally impaired and underutilized properties; 2) create jobs and economic improvement by helping to assemble land for redevelopment and reuse purposes; 3) ensure the health and safety of residents by conducting environmental studies throughout defined properties of concern.

As a member of the Northeast Ohio Sustainable Communities Consortium we are committed to utilizing existing infrastructure whenever possible for community and economic development.

We hope the USEPA looks favorably upon the Coalitions application. If there is anything we can do to further this opportunity, please do not hesitate to call us at 440-576-3750.

Sincerely,

Peggy Carlo

County Commissioner

Joe Moroski

County Commissioner

Dan Claypool

County Commissioner



City of Geneva, 44 N. Forest St., Geneva, OH 440411 440-466-4675 I 440-466-5027 www.genevaohio.com

Thursday, November 29, 2012

Mr. Sean Ratican Ashtabula County Port Authority 91 Chestnut St. Jefferson, OH 44047-1123

Subject: Letter of Support

Dear Mr. Ratican,

The purpose of this letter is to confirm that the City of Geneva is a partner along with the Ashtabula County Port Authority and Ashtabula County Dept. of Environmental Services in a coalition that is seeking both USEPA Brownfield Site Assessment grant funds and Revolving Loan Fund grant dollars. The coalition's goal is to have a source of funds to assist in our efforts to perform much needed assessment and remediation of hazardous substances and petroleum compounds within several eligible properties throughout the County.

This funding will support the Coalitions efforts to: 1) create redevelopment opportunities by identifying blighted environmentally impaired and underutilized properties; 2) create jobs and economic improvement by helping to assemble land for redevelopment and reuse purposes; 3) ensure the health and safety of residents by conducting environmental studies throughout defined properties of concern.

In addition, the USEPA funds will aid the Coalition in the development of a brownfield property inventory and conduct needed public outreach and involvement in the Coalitions brownfield planning efforts. These actions will strengthen our community by identifying potential environmental risks in our neighborhoods and strengthening the attractiveness of our community while promoting sustainable redevelopment.

We are delighted to be a part of this important environmental and economic initiative for the County.

This is a great community with much growth potential and we hope the USEPA looks favorably upon the Coalitions application. If there is anything we can do to further this opportunity, please do not hesitate to call me at 440-466-4675

Sincerely,

James Pearson, Geneva City Manager



John R. Kasich, Governor Mary Taylor, Lt. Governor Scott J. Nally, Director

November 13, 2012

U.S. Environmental Protection Agency, Region 5 Brownfields and Early Action Section ATTN: Deborah Orr 77 West Jackson Blvd. (SE-4J) Chicago, Illinois 60604-3507

RE: Ashtabula County Brownfield Coalition's Coalition and Revolving Loan Fund Grant Proposals

Dear Ms. Orr:

I am pleased to offer Ohio EPA's support for the Ashtabula County Brownfield Coalition's Coalition Grant and Revolving Loan Fund (RLF) Grant proposals. We have worked with the Ashtabula County Port Authority and its coalition partners in the past and hope to be able to provide support to the Ashtabula County Brownfield Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfields Revitalization Act (P.L. 107-118).

The funding the Ashtabula County Brownfield Coalition is requesting under their coalition grant proposal will be used to conduct Phase I and Phase II assessments and remedial action plans on properties in the Coalition's two target brownfield areas: the Northern Industrial Corridor and the State Route 20 Corridor. The Coalition will use their RLF grant, if awarded to loan and possibly sub grant cleanup funds to brownfield owners in the two abovementioned target brownfield areas.

We look forward to working with the Ashtabula County Brownfield Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at (614) 644-2924.

Sincerely,

Amy Yersavich, Manager

Ohio Environmental Protection Agency

Site Assistance and Brownfield Revitalization

cc: Rod Beals, Ohio EPA, DERR/NEDO

## APPENDIX C

## STATE OR TRIBAL ENVIRONMENTAL COALITION SUPPORT LETTERS



November 13, 2012

Ms. Deborah Orr U.S. EPA Brownfield Coordinator, Region 5 U.S. Environmental Protection Agency 77 West Jackson Boulevard Chicago, IL 60604-3507

Subject: Letter of Support - Ashtabula County Port Authority

Dear Ms. Orr:

This letter acknowledges that the Ashtabula County Port Authority notified the Office of the State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to submit a \$600,000 Coalition Grant and apply for a \$1,000,000 Revolving Loan Fund.

Because this is a community-wide assessment coalition grant and a Revolving Loan Fund application, BUSTR cannot comment on the regulatory status of any petroleum releases that may or may not be present. BUSTR will review documentation provided by the applicant in an effort to make a property specific eligibility determination for any site identified as potentially eligible for Petroleum Brownfields reimbursement. This eligibility determination includes the following:

- The site is of 'relatively low risk' as compared with other petroleum-only sites in Ohio.
- The site is not being cleaned up using LUST trust fund monies, and is not subject to a response under the Oil Pollution Act.
- There is no viable responsible party liable to clean up the identified release.
- The applicant is a volunteer who is not potentially liable for the petroleum contamination.
- The petroleum-contaminated site is not subject to any order issued under 9003(h) of the Solid Waste Disposal Act.

I support the Ashtabula County Port Authority coalition grant and Revolving Loan Fund application subject to these conditions.

Sincerely,

Verne A. Ord

Assistant Chief – BUSTR Division of State Fire Marshal Ohio Department of Commerce

xc: Site File

Sean Ratican, Ashtabula County Port Authority

www.com.ohio.gov

#### APPENDIX D

# ASHTABULA COUNTY PORT AUTHORITY COALITION COMMUNITY PARTNER SUPPORT LETTERS



November 30, 2012

Sean Ratican, Executive Director Ashtabula County Port Authority 91 N. Chestnut Street Jefferson, OH 44004

Dear Mr. Ratican,

The Growth Partnership for Ashtabula County, a public-private partnership focused on economic development, supports the Ashtabula County Port Authority's applications for the US EPA Community Wide Assessment Grant and the Revolving Loan Fund Grant. By securing these grants, the Port Authority has the opportunity to grow their county Brownfields Program, and revitalize vacant and dilapidated properties throughout the county into vibrant new industries.

Ashtabula County's economy has struggled over the last four decades as many manufacturing facilities have gone out of business or moved to other locations. The County's economy has begun to rebound from the 2008 recession as our current companies look to expand. We also expect to see additional growth opportunities from the growing shale oil and gas industry in Ohio both for companies working at the drill sites and companies looking to construct processing plants and other facilities that utilize the various hydrocarbons produced by drilling.

At this time, the County's growth potential is limited by the availability of sites for current companies to expand or new companies to locate. The best sites in terms of infrastructure and logistics are typically the now vacant Brownfield sites whose environmental legacies prevent them from being redeveloped. The alternative is for the County to continue to develop Greenfield sites to accommodate current and future growth. This is an unwise approach both in terms of sustainable land use and in terms of the County's ability to extend infrastructure and other related costs for new Greenfield sites.

The Growth Partnership works with the Port Authority on an on-going basis on retention/expansion projects of current businesses and business attraction opportunities. This grant would allow Ashtabula County to be proactive in the identification, remediation and redevelopment of Brownfield sites to help our current and future businesses grow and return these properties to productive use. Therefore, we endorse the Ashtabula County Port Authority's applications for the Community Assessment and Revolving Loan Fund grants.

Sincerely,

Brian M. Anderson Executive Director

Mi Khudy

### Ashtabula COUNTY CHAMBERS of Commerce

Post Office Box 84, Geneva, Ohio 44041

Andover Ashtabuta Conneaut Geneva Area Geneva-on-the-Lake Jefferson Orwell/Grand Valley Rock Creek

November 30, 2012

Sean Ratican
Ashtabula County Port Authority
91 North Chestnut Street
Jefferson, Ohio 44047-1123

Dear Mr. Sean,

The Ashtabula County Chambers of Commerce is made up of all eight Chambers in Ashtabula County. We are in support of the efforts the Ashtabula County Port Authority, Ashtabula County Department of Environmental Services, and the City of Geneva to pursue a Community Wide Federal Brownfield Assessment Grant and the Brownfield Revolving Loan Fund.

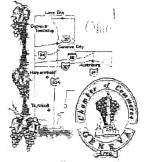
The County Chambers as well as each of our individual chambers promotes all new and existing businesses throughout the entire county. We have the ability to inform, educate, and make known to the members that funds can be obtained to assist in cleanup of sites where businesses may want to redevelop. The Chambers can offer input on potentially developable sites and to inform business members of the available funds, through emails, websites, web-links, newsletters, media sources, mailings, Ashtabula County Home Show, business expos, events etc.

On behalf of the Ashtabula County Chambers of Commerce please consider this letter in full support and we look forward to making Ashtabula County a cleaner county for everyone.

Sincerely,

Marge Milliken President Milliper

MM: sef



Post Office Box 84, Geneva, Ohio 44041

November 30, 2012

Sean Ratican Ashtabula County Port Authority 91 North Chestnut Street Jefferson, Ohio 44047-1123

Dear Sean,

The Geneva Area Chamber of Commerce is in support of the Ashtabula County Port Authority, Ashtabula County Department of Environmental Services, and the City of Geneva to pursue a Community Wide Federal Brownfield Assessment Grant and the Community Wide Federal Brownfield Revolving Loan Fund.

The Geneva Area Chamber of Commerce encompasses the Geneva Area City Schools district which is Geneva City, Geneva Township, Geneva-on-the-Lake, Austinburg Township, Harpersfield Township and Trumbull Township. The Chamber promotes the Geneva area's industry, agriculture, recreation, good government, and its members. The Geneva Area Chamber is part of the Ashtabula County Chambers of Commerce which works on county wide interests.

The Chamber interest is getting new and keeping existing businesses. The Chamber can help inform, educate, and get members information on funds that can assist in the cleanup of sites for businesses to redevelop. The Chamber can help get information out to on potentially developable sites and inform business members of the available funds through email blasts, Chamber website, web-links, newsletters, monthly Chamber pages in two local newspapers, other media articles, mailings, Chamber Business Expo, quarterly dinners, and other Chamber events.

The Geneva Area Chamber of Commerce is supportive of growth and better of all who live and work in Ashtabula County. Please, call with any questions or assistance 440-466-8694.

Sincerely,

Sue Ellen Foote

Executive Director

SucrElley) Orentes

SEF

Geneva Area - Industry, Agriculture, Recreation, and Good Government



November 30, 2012

Mr. Sean Ratican, Executive Director Ashtabula County Port Authority 91 N. Chestnut Street Jefferson, OH 44004

Dear Mr. Ratican,

Kent State University at Ashtabula supports the Ashtabula County Port Authority's applications for the US EPA Community Wide Assessment Grant and the Revolving Loan Fund Grant. By securing these grants, the Port Authority has the opportunity to grow their county Brownfields Program, and revitalize vacant and dilapidated properties throughout the county into vibrant new industries.

These grants will provide funding that will enable the Port's Brownfield Program to become a catalyst for the positive redevelopment of our county as a whole, and provide substantial opportunity for economic growth. Students at Kent State University at Ashtabula could benefit greatly as Brownfields are redeveloped into new business opportunities that require job training and workforce development. Not only could there be direct benefits from the Brownfield Program, but the redevelopment of dormant property in Ashtabula County will also provide general economic development benefits that promote the community's efforts of sustainability.

Kent State University at Ashtabula recognizes the need for expanded economic development programs such as the Port's Brownfield Program and offers our support. In recent years, Kent State University at Ashtabula has had record enrollment numbers, showing the great desire of our community's residents to educate and prepare themselves for today's workplace. The Port's Brownfield Program could provide future opportunities for our graduates. In addition to our student body, many members of the faculty and staff are actively involved in local organizations that support missions centered around economic development, and we will support the Brownfield Program's dedication to green initiatives through the development of sustainable curricula and programs that meet the needs of local business and industry.

Kent State University at Ashtabula will offer meeting space for community meetings, provide staff for the county's Brownfield Task Force, and work with the Port to help develop necessary training programs to support brownfield assessment and remediation actions. Therefore, we endorse the Ashtabula County Port Authority's applications for the Community Assessment and Revolving Loan Fund grants.

Sincerely,

Susan J. Stocker, Ph.D.

Susa A storm

Dean and Chief Administrative Officer

## Cleveland Museum of NATURAL HISTORY



1 December 2012

Mr. Sean Ratican Ashtabula County Port Authority 91 North Chestnut Street Jefferson, OH 44047

Dear Mr. Ratican,

This letter is to express the Cleveland Museum of Natural History's support of the Ashtabula County Port Authority, the Ashtabula County Department of Environmental Services, and the City of Geneva, who are collaborating to apply to the Community Wide Federal Brownfield Assessment Grant, and the Community Wide Federal Brownfield Revolving Loan Fund.

The Natural Areas Division of the Cleveland Museum of Natural History would like to contribute to the project by acting as environmental advisors and assisting with the identification of priority biodiversity areas within the project site. The Cleveland Museum of Natural History currently owns and manages fifteen different Nature Preserves within Ashtabula County. The Museum's expertise in land stewardship and restoration, and the Museum's collection of historical plant and animal records from the area will likely be of assistance in restoration efforts at the project site. The Museum emphatically supports efforts to clean and restore blighted or contaminated areas within Northeast Ohio.

Sincerely,

Dr. James K. Bissell

Curator of Botany

Director of Conservation

The Cleveland Museum of Natural History

(216) 231-4600, ext. 3219



November 26, 2012

Mr. Sean Ratican. 91 North Chestnut Street Jefferson, Ohio 44047

RE: United States Environmental Protection Agency Brownfield RLF Grant

Dear Mr. Ratican:

The Board of Trustees and Loan Review Committee of the Ashtabula County 503 Corporation reviewed and approved the proposed grant application related to Brownfield revolving loan fund. The 503 Corporation will conduct review of applications for final loan recipients and report to the Port Authority.

The attached contract agreement details the scope of work to be performed by the 503 Corporation.

If you have any questions or concerns regarding this commitment letter, please feel free to call our office.

Sincerely,

John Dolan Director



November 30, 2012

Sean Ratican, Executive Director Ashtabula County Port Authority 91 N. Chestnut Street Jefferson, OH 44004

Dear Mr. Ratican,

The Growth Partnership for Ashtabula County, a public-private partnership focused on economic development, supports the Ashtabula County Port Authority's applications for the US EPA Community Wide Assessment Grant and the Revolving Loan Fund Grant. By securing these grants, the Port Authority has the opportunity to grow their county Brownfields Program, and revitalize vacant and dilapidated properties throughout the county into vibrant new industries.

Ashtabula County's economy has struggled over the last four decades as many manufacturing facilities have gone out of business or moved to other locations. The County's economy has begun to rebound from the 2008 recession as our current companies look to expand. We also expect to see additional growth opportunities from the growing shale oil and gas industry in Ohio both for companies working at the drill sites and companies looking to construct processing plants and other facilities that utilize the various hydrocarbons produced by drilling.

At this time, the County's growth potential is limited by the availability of sites for current companies to expand or new companies to locate. The best sites in terms of infrastructure and logistics are typically the now vacant Brownfield sites whose environmental legacies prevent them from being redeveloped. The alternative is for the County to continue to develop Greenfield sites to accommodate current and future growth. This is an unwise approach both in terms of sustainable land use and in terms of the County's ability to extend infrastructure and other related costs for new Greenfield sites.

The Growth Partnership works with the Port Authority on an on-going basis on retention/expansion projects of current businesses and business attraction opportunities. This grant would allow Ashtabula County to be proactive in the identification, remediation and redevelopment of Brownfield sites to help our current and future businesses grow and return these properties to productive use. Therefore, we endorse the Ashtabula County Port Authority's applications for the Community Assessment and Revolving Loan Fund grants.

Sincerely,

Brian M. Anderson Executive Director

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### Ashtabula COUNTY CHAMBERS of Commerce

Post Office Box 84, Geneva, Ohio 44041

Andover Ashtabula Conneaut Ganeva Area Geneva-on-the-Lake Jefferson Onwell/Grand Valley Rock Creek

November 30, 2012

Sean Ratican Ashtabula County Port Authority 91 North Chestnut Street Jefferson, Ohio 44047-1123

Dear Mr. Sean,

The Ashtabula County Chambers of Commerce is made up of all eight Chambers in Ashtabula County. We are in support of the efforts the Ashtabula County Port Authority, Ashtabula County Department of Environmental Services, and the City of Geneva to pursue a Community Wide Federal Brownfield Assessment Grant and the Brownfield Revolving Loan Fund.

The County Chambers as well as each of our individual chambers promotes all new and existing businesses throughout the entire county. We have the ability to inform, educate, and make known to the members that funds can be obtained to assist in cleanup of sites where businesses may want to redevelop. The Chambers can offer input on potentially developable sites and to inform business members of the available funds, through emails, websites, web-links, newsletters, media sources, mailings, Ashtabula County Home Show, business expos, events etc.

On behalf of the Ashtabula County Chambers of Commerce please consider this letter in full support and we look forward to making Ashtabula County a cleaner county for everyone.

Sincerely.

Marge Miliken President

MM: sef



Post Office Box 84, Geneva, Ohio 44041

November 30, 2012

Sean Ratican
Ashtabula County Port Authority
91 North Chestnut Street
Jefferson, Ohio 44047-1123

Dear Sean,

The Geneva Area Chamber of Commerce is in support of the Ashtabula County Port Authority, Ashtabula County Department of Environmental Services, and the City of Geneva to pursue a Community Wide Federal Brownfield Assessment Grant and the Community Wide Federal Brownfield Revolving Loan Fund.

The Geneva Area Chamber of Commerce encompasses the Geneva Area City Schools district which is Geneva City, Geneva Township, Geneva-on-the-Lake, Austinburg Township, Harpersfield Township and Trumbull Township. The Chamber promotes the Geneva area's industry, agriculture, recreation, good government, and its members. The Geneva Area Chamber is part of the Ashtabula County Chambers of Commerce which works on county wide interests.

The Chamber interest is getting new and keeping existing businesses. The Chamber can help inform, educate, and get members information on funds that can assist in the cleanup of sites for businesses to redevelop. The Chamber can help get information out to on potentially developable sites and inform business members of the available funds through email blasts, Chamber website, web-links, newsletters, monthly Chamber pages in two local newspapers, other media articles, mailings, Chamber Business Expo, quarterly dinners, and other Chamber events.

The Geneva Area Chamber of Commerce is supportive of growth and better of all who live and work in Ashtabula County. Please, call with any questions or assistance 440-466-8694.

Sincerely,

Sue Ellen Foote Executive Director

Sue Ellen OTrentes

SEF

Geneva Area - Industry, Agriculture, Recreation, and Good Government



November 30, 2012

Mr. Sean Ratican, Executive Director Ashtabula County Port Authority 91 N. Chestnut Street Jefferson, OH 44004

Dear Mr. Ratican,

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Kent State University at Ashtabula recognizes the need for expanded economic development programs such as the Port's Brownfield Program and offers our support. In recent years, Kent State University at Ashtabula has had record enrollment numbers, showing the great desire of our community's residents to educate and prepare themselves for today's workplace. The Port's Brownfield Program could provide future opportunities for our graduates. In addition to our student body, many members of the faculty and staff are actively involved in local organizations that support missions centered around economic development, and we will support the Brownfield Program's dedication to green initiatives through the development of sustainable curricula and programs that meet the needs of local business and industry.

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Sincerely,

Susan J. Stocker. Ph.D.

Suza James

Dean and Chief Administrative Officer

## Cleveland Museum of NATURAL HISTORY



1 December 2012

Mr. Sean Ratican Ashtabula County Port Authority 91 North Chestnut Street Jefferson, OH 44047

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